



DEVELOPMENT SERVICES DEPARTMENT  
ENVIRONMENTAL COORDINATOR  
450 110<sup>th</sup> Ave NE., P.O. BOX 90012  
BELLEVUE, WA 98009-9012

**OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS**

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File No. 21-132031-LD; 21-122609-LP  
Project Name/Address: Belle Vista/100 112<sup>th</sup> Avenue NE  
Planner: Laurie Tyler  
Phone Number: (425)-452-2728

**Minimum Comment Period: December 16, 2021, 5PM**

Materials included in this Notice:

- ☒ Blue Bulletin
- ☒ Checklist
- ☒ Vicinity Map
- ☒ Plans
- ☐ Other:



DEVELOPMENT SERVICES DEPARTMENT  
450 110<sup>TH</sup> AVENUE NE  
BELLEVUE, WA 98009-9012

## **SEPA Environmental Checklist**

If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit the Land Use Desk in the Permit Center between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4) or call or email the Land Use Division at 425-452-4188 or [landusereview@bellevuewa.gov](mailto:landusereview@bellevuewa.gov). Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

### ***Purpose of checklist:***

The City of Bellevue uses this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

### ***Instructions for applicants:***

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies and reports. Please make complete and accurate answers to these questions to the best of your ability in order to avoid delays.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

**PLEASE REMEMBER TO SIGN THE CHECKLIST.** Electronic signatures are also acceptable.

## A. Background [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)

112<sup>th</sup> & Main **Belle Vista**

2. Name of applicant: [\[help\]](#)

Belle Vista Owner LLC

3. Address and phone number of applicant and contact person: [\[help\]](#)

Shahnawaz Lutfeali  
520 Pike Street  
Suite 1210  
Seattle, WA 98101  
(206) 442-4310

4. Date checklist prepared: [\[help\]](#)

October 4, 2021

5. Agency requesting checklist: [\[help\]](#)

City of Bellevue Development Services  
450 110<sup>th</sup> Ave NE  
P.O. Box 90012  
Bellevue, WA 98009  
(425) 452-6800

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

*Project is a phased project. Phase 1 is anticipated for 2022-2025 from demolition to occupancy. Phase 2 will follow Phase 1 completion.*

**Subject to change.**

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

No.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

*A Phase 1 Environmental Site Assessment (dated December 23, 2020) has been completed by Ramboll Environ. This assessment revealed no evidence of recognized environmental conditions (RECs), no evidence of historical recognized environmental conditions (HRECs) and no evidence of controlled recognized environmental conditions (CRECs). A hazardous Materials Survey will be completed prior to demolition of the existing buildings. A preliminary Geotechnical Engineering Report (dated December 11, 2020) has been completed by GeoEngineers.*

**Phase 1 ESA not included with permit submittal at this time.**

**Geotech report on file.**

9. Do you know whether applications are pending for governmental approvals of other proposals

directly affecting the property covered by your proposal? If yes, explain. [\[help\]](#)

*There are no known applications that are pending approval for the project site.*

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

*Master Development Plan (MDP), Administrative Design Review (ADR), SEPA review, Building Permits and all other related construction permits.*

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

[\[help\]](#)

*This proposal is for a two-phase, full-block development on the site bounded by 112th Ave NE, NE 2nd, 114th Ave NE and Main Street in downtown Bellevue. The project is a two-phase Master Development Plan (MDP).*

*The Phase 1 development will be 2 14-story Class-A office buildings over 5-levels of below grade parking. There will be 550,666 SF of office and ground floor uses consisting of 26,865 SF of retail. The northern portion of Phase 1 will be dedicated to an enhanced through-block connector along the east-west axis of the site, connecting 112th Ave NE to 114th Ave NE.*

*The Phase 2 development will be 1 Class-A office Building of 14 stories, and 1 Class-A office building of 13 stories, with 5 levels of below grade parking that will connect to Phase 1. In total, there will be 509,540 SF of office, combined with ground floor uses consisting of 12,030 SF of retail.*

**Subject to change.**

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [\[help\]](#)

*Site Address:*

*100 112th Avenue NE  
Bellevue, WA 98004*

**Legal Description:**

**PARCEL 'B' TGW POR OF SE 1/4 OF NE 1/4 OF STR 32-25-05 DAF -  
BEG AT SE COR OF W 16 FT OF SD SUBD TH N 00-06-00 W 681.18 FT  
TH S 88-34-00 E 14 FT TH S 00-06-00 E 80 FT TH S 88-34-00 E 298.55**

FT TH S 00-14-33 W 38.02 FT TH S 88-01-30 E 83.27 FT TO WLY R/W LN OF PSH #1 TH SLY & SELY ALG SD WLY R/W LN TO S LN OF SD SUBD TH WLY ALG SD S LN TO POB LESS ST OF REVISED CITY OF BELLEVUE SP #78-93 REC AF # 7812260489 SD SP DAF - LOT 14 BLK 1 TGW POR LOT 15 BLK 1 OF FIR CREEK PLAT TGW POR OF SE 1/4 OF NE 1/4 OF STR 32-25-05 DAF - BEG SE COR OF W 30 FT OF SE 1/4 OF NE 1/4 TH N 00-06-00 W 600.85 FT TO TPOB TH CONTG N 00-06-00 W 280.06 FT TH S 88-03-31 E 382.55 FT TO E LN SD LOT 15 TH S 00-14-40 W 312.76 FT TO SE COR SD LOT 14 TH N 88-01-30 W 83.27 FT TH N 00-14-33 E 38.02 FT TH N 88-34-00 W 298.55 FT TO TPOB LESS ST HWY PER SCC #86-2-23925-1 DTD 5/87 & LESS POR DEEDED TO CITY OF BELLEVUE FOR ROADS UNDER REC # 20000714000521 & 20071206000709 & LESS POR TO CITY OF BELLEVUE AS DESC IN KING CO SUPERIOR COURT JDMT NO 00-2-14375-3SEA 322505-9119):

## B. Environmental Elements [\[help\]](#)

### 1. Earth [\[help\]](#)

- a. General description of the site: [\[help\]](#) (select one): ☒ Flat, ☐ rolling, ☐ hilly, ☐ steep slopes, ☐ mountainous, other: *Click here to enter text.*
- b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)  
*Existing, 72% (southeast corner of site)*  
*Proposed, 50% (per Bellevue City Code 23.76.080.D)*
- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [\[help\]](#)  
*Subsurface conditions generally consisting of fill overlying glacial till overlying advance outwash deposits and hard clay. Fill generally consisted of medium dense to dense sand with variable sand and gravel content to loose to medium stiff silt with organics, extending about 4 to 9 feet below ground surface (bgs).*
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)  
*None seen or noted.*
- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)  
*Approximately 5,000 CY of structural fill will be utilized for utility trench backfill, below pavements, and below the structural foundation. The source of fill is unknown but will be from an approved source and comply with all applicable*

laws.

Phase 1: Approximately 158,122 CY

Phase 2: Approximately 139,394 CY

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

*No. Erosion control measures will be taken during shoring and excavation, which will be constructed in compliance with Bellevue grading and stormwater codes.*

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)

*Approximately 89 percent of the site will be covered with impervious surfaces after construction has completed.*

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

*Material removal and erosion will be minimized by implementation of Temporary Erosion and Sedimentation Control BMPs in accordance with City of Bellevue requirements. A Temporary Erosion and Control Plan (TESC) will be prepared and the contractor will implement BMPs as necessary to control and mitigate erosion throughout construction. The site will be permanently stabilized with landscaping, pavements, building, and stormwater runoff conveyance infrastructure.*

## 2. Air [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#)

*During Construction: normal construction activities associated with excavation and high-rise construction.*

*After Completion: normal activities for a large office development with potential retail and/or restaurant amenities.*

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

*There are no known off-site sources of emissions or odor that will affect this proposal.*

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

*We will follow the dust suppressant measures required by the City of Bellevue as part of our clearing and grading permit. Effective measures to control construction vehicle dirt will be employed. No other measures are anticipated to be required or necessary.*

Construction  
dust  
mitigation  
measures per  
Clear & Grade  
Code BCC  
23.76

### 3. Water [\[help\]](#)

#### a. Surface Water :

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)

*No*

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)

*No*

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#)

*None*

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

*No surface water withdrawals will be required.*

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

*No*

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#)

*Stormwater from rooftops and exterior roof decks will be collected and conveyed through approved systems that discharge to the City of Bellevue storm drainage system.*

#### b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

*Groundwater will not be withdrawn from a well for drinking water. Groundwater will be withdrawn to facilitate dry construction of the below-grade garage. Groundwater withdrawal will be completed using a temporary de-watering system (e.g., well points) to be installed by the contractor. Quantities are unknown at this point. No, water will not discharge to groundwater.*

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the

**Project is subject to Utility Code BCC 24.06 and any required utility permits.**

number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [\[help\]](#)

*It is not anticipated that waste materials associated with this proposal will discharge into the ground. Project will be connected to the City of Bellevue sewer and stormwater systems.*

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow?

Will this water flow into other waters? If so, describe. [\[help\]](#)

*From rooftops, stormwater will be collected via a system of roof drains and conveyed off-site to a municipal stormwater system. From the site, stormwater will be collected and transported via a series of curbs, gutters, catch basins, and underground storm drainage pipes to a municipal stormwater system.*

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

*No*

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [\[help\]](#)

*No*

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#)

*The proposed on-site grading, paving, storm drainage and buildings will be designed and constructed in general accordance with the City of Bellevue regulations.*

4. Plants [\[help\]](#)

- a. Check the types of vegetation found on the site: [\[help\]](#)

☒deciduous tree: alder, maple, aspen, other: *Click here to enter text.*

☒evergreen tree: fir, cedar, pine, other: *Click here to enter text.*

☒shrubs

☐grass

☐pasture

☐crop or grain

☐Orchards, vineyards or other permanent crops.

☐wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other: *Click here to enter text.*

☐water plants: water lily, eelgrass, milfoil, other: *Click here to enter text.*

☐other types of vegetation: *Click here to enter text.*

**Vegetation limited to street trees/streetscape planter. Planter areas with shrubs/grasses located on-site.**

- b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

*All existing vegetation will be removed including street*



*trees, on-site ornamental trees, shrubs, and groundcover.*

- c. List threatened and endangered species known to be on or near the site. [\[help\]](#)  
*There are no known threatened or endangered species on or near the site.*
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)  
*Street trees and on-site landscaping will be provided consistent with City Codes. Native plantings will be used where appropriate. Exterior roof decks will include landscaped greenroof areas.*
- e. List all noxious weeds and invasive species known to be on or near the site. [\[help\]](#)  
*There are no known noxious weeds or invasive species known to be on or near the site.*

## 5. Animals [\[help\]](#)

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. [\[help\]](#)

Examples include:

birds: ☐hawk, ☐heron, ☐eagle, ☒songbirds, other: *Click here to enter text.*  
mammals: ☐deer, ☐bear, ☐elk, ☐beaver, other: *Click here to enter text.*  
fish: ☐bass, ☐salmon, ☐trout, ☐herring, ☐shellfish, other: *Click here to enter text.*

- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)  
*There are no threatened or endangered species known to be on or near the site.*
- c. Is the site part of a migration route? If so, explain. [\[help\]](#)  
*Yes, most of Western Washington is located within the Pacific Flyway for migratory waterfowl.*
- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)  
*None are planned as no wildlife is anticipated on the site*
- e. List any invasive animal species known to be on or near the site. [\[help\]](#)  
*None known.*

## 6. Energy and Natural Resources [\[help\]](#)

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [\[help\]](#)  
*Electricity and natural gas are the primary sources of energy*

*for heating, cooling, and general development needs.*

- b. Would your project affect the potential use of solar energy by adjacent properties?

If so, generally describe. [\[help\]](#)

*It is possible that this development will affect the potential for solar energy of the adjacent property to the west.*

- c. What kinds of energy conservation features are included in the plans of this proposal?

List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#)

*The Washington State Energy Code requirements will be met.*

## 7. Environmental Health [\[help\]](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal?

If so, describe. [\[help\]](#)

*None have been observed or reported, and none are anticipated to be found.*

- 1) Describe any known or possible contamination at the site from present or past uses.

[\[help\]](#)

*None known.*

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. [\[help\]](#)

*None known.*

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. [\[help\]](#)

*No toxic or hazardous chemicals will be stored, used, or produced on-site once the development is completed. During construction, fueling operations for equipment may occur.*

- 4) Describe special emergency services that might be required. [\[help\]](#)

*None beyond typical safety measures during construction and during occupancy.*

- 5) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)

*Spill prevention and Control Plans will be utilized by contractors working on-site. All activities will be in compliance with state and local regulations.*

- b. Noise [\[help\]](#)

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#)

*Traffic and typical ambient noise generated from the*

downtown environment.

Project will follow BCC 9.18 for Noise standards.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indi-cate what hours noise would come from the site. [\[help\]](#)

*Short term: Noise from construction-related activities.*

*City of Bellevue allowable working hours are: 7am-6pm Mon-Fri, 9am-5pm Sa-Su. Tower crane erection and removal will occur during a weekend.*

*Long term: Traffic generation, typical of a downtown office development. Project will generate similar noise as the neighboring projects. Potential for minimal daytime noise at ground level due to retail tenant spaces.*

- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

*Project will comply with applicable codes, including City noise ordinance.*

## 8. Land and Shoreline Use [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)  
*Current use is vacant buildings (previously hotel, retail, and restaurant) and surface parking. Proposed uses will not adversely affect current land uses on nearby or adjacent properties.*

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#)  
*Not in recent history.*

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: [\[help\]](#)  
*No*

- c. Describe any structures on the site. [\[help\]](#)  
*Three existing vacant buildings are currently on the site.*

- d. Will any structures be demolished? If so, what? [\[help\]](#)  
*Yes, the existing six-story hotel and attached one-story accessory use along with a one-story retail structure will be demolished.*

- e. What is the current zoning classification of the site? [\[help\]](#)  
*DT-OLB-S (Downtown Office Limited Business -South)*

- f. What is the current comprehensive plan designation of the site? [\[help\]](#)  
*Downtown (DNTN)*
- g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)  
*Not applicable.*
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)  
*No*
- i. Approximately how many people would reside or work in the completed project? [\[help\]](#)  
*Phase 1: 3,000-3,200 people in office and retail uses*  
*Phase 2: 3,000-3,200 people in office and retail uses*
- j. Approximately how many people would the completed project displace? [\[help\]](#)  
*None - Current buildings are vacant*
- k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)  
*None are proposed or expected to be necessary.*
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)  
*The proposals meet the zoning and land use goals indicated for the vicinity, and is compatible with adjacent uses and zoning.*  
*The project is compatible with the comprehensive plan.*
- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#)  
*None.*

## 9. Housing [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)  
*None.*
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)  
*No units will be eliminated as there are none existing on the site.*
- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)  
*Not applicable.*

## 10. Aesthetics [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#)  
*The tallest Phase 1 tower is 14 stories plus mechanical roof*

level, 223'-11" to the top of the roof level from average grade. The tallest Phase 2 tower is 14 stories plus mechanical roof level, 222'-4" to the top of the roof level structural slab from average grade. Principal exterior building materials from will include unitized curtainwall: vision glazing, spandrel glazing, metal panel, and captured mullions.

**Roof height subject to change.**

- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)  
*Those of the office building directly to the north, and those of the residential buildings to the west.*
- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)  
*The projects will be designed with high-quality materials and features, sympathetic to the surrounding conditions. The building orientation has been designed to mitigate shading impacts at the pedestrian grade experience. The Project will undergo design review through the ADR process.*

## 11. Light and Glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)  
*None beyond that typically associated with a high-rise development. Façade and landscape lighting will only be on between dusk and dawn.*
- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)  
*Not anticipated, especially with parking located below-grade.*
- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)  
*Present off-site sources of light or glare are principally generated by reflected light by day and exterior luminaires by neighboring buildings and adjacent roadways at night. Given the implementation of improved B-U-G performance of exterior luminaires of this proposal as well as of the neighboring contemporary off-site properties, this proposal will not create additional light pollution impacts.*
- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)  
*The parking garage is predominantly below-grade, so headlight glare will be minimal. Exterior lighting in the proposed development will be designed to limit light and glare impacts on surrounding properties and will dim between midnight and 6am per WSEC. With the exterior of the buildings being*

*primarily composed of glass, it is possible that at certain sun angles, on sunny days, reflected sunlight could impact adjacent buildings and traffic on I-405. This site could also experience similar reflected sunlight impacts from adjacent buildings.*

## 12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)  
*Retail shopping, bike paths and Downtown Bellevue Parks.*
- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)  
*None, as there are no recreational uses currently on the site.*
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)  
*The proposal includes on-site amenity features that include retail, potential restaurant tenant, and completion of the through-block connector system for the entire block.*

## 13. Historic and cultural preservation [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [\[help\]](#)  
*None known.*
- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#)  
*None known.*
- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [\[help\]](#)  
*The development will not have any impact on historical or cultural landmarks.*
- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. [\[help\]](#)  
*The development will not have any impact on historical or cultural landmarks.*

## 14. Transportation [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)

*The site is currently accessed via 112th Ave NE and 114th Ave NE both of which will continue to provide primary access to the site - one access point via 112th Ave NE and two via 114th Ave NE.*

*The proposed main driveway on 112th Ave NE is located approximately midway between Main Street and NE 2nd Street is proposed as a full new access signalized intersection. One loading dock access on NE 2nd St will be provided and restricted to right-in and right-out movements only. The two driveways on 114th Ave NE are proposed to provide full access.*

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)  
*Yes, the site is served by King County Metro along the east side of 112th Ave NE, midblock between Main Street and NE 2nd and the approximate distance to this transit stop is less than 50 feet away. The existing Bellevue Transit Center (NE 6th) is less than 1/4 mile from the project site and the future Link Light Rail East Main station is a block away from the south-west corner of the site.*
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)  
*Phase 1: 1,118 new parking spaces, 212 existing parking spaces to be eliminated.*  
*Phase 2: 997 new parking spaces, 86 existing parking spaces to be eliminated.* Subject to change.
- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)  
*112<sup>th</sup> Ave NE will be modified to accommodate a new signalized access intersection. NE 2<sup>nd</sup> Street (public street) will be widened by 6 feet to accommodate a 3-lane section (assuming 6 additional feet of widening is provided from the property to the north). The corner of 114<sup>th</sup> Ave NE/NE 2<sup>nd</sup> Street will be modified to provide a reduced curb radius to improve pedestrian safety. A new multimodal pathway will be provided along 114<sup>th</sup> Ave NE.*
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)  
*Not currently, however the future Link Light Rail service connecting Bellevue and the Eastside to Seattle and the SeaTac airport will serve the project site. The station will be located within a block of the site.*
- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume



would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)

*Full build-out of the proposed MDP project is estimated to generate approximately 1,145 net new weekday PM Peak Hour Project Trips (472 in Phase 1 and 673 in Phase 2).*

*The AM peak hour is anticipated to be between 7:00 and 9:00 AM and the PM peak hour is anticipated to be between 4:00 and 6:00 PM. Less than 3% trucks are anticipated. These estimates are based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition and rates adopted by the City of Bellevue in their Transportation Impact Fee program.*

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. [\[help\]](#)  
*No.*

- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)  
*The payment of transportation impact fees will be required at building permit issuance which will help fund the City of Bellevue's planned transportation improvements throughout the City. In addition, the project will be required to install frontage improvements (sidewalks, landscaping, street lighting, intersection modifications, and road widening as required) and add a new traffic signal along 112th Ave Ne between NE 2nd and Main Street. The project is also required to implement a Transportation Management Program (TMP) in accordance with City code requirements to encourage non-SOV modes of travel.*

## 15. Public Services [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#)  
*None beyond the typical demand of high-rise office building.*
- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)  
*The increased tax base provided by the development will offset impacts created.*

## 16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site: [\[help\]](#)  
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other  
*All except septic system.*
- c. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#)



*Electricity, Natural Gas, Water, refuse Service, Telecommunications, Sanitary Sewer, and Storm Drainage utilities will be proposed for the project. Utilities will typically be installed below grade from adjacent public or franchise utilities to the proposed building.*

### **C. Signature** [\[help\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:  \_\_\_\_\_

Name of signee: *Shahnawaz Lutfeali*

Position and Agency/Organization: *Development - Tishman Speyer*

Date Submitted: *October 8, 2021*